



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

February 16, 1990

# NOTICE OF HEARING

Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-383-A  
1406 & 1408 Shoemaker Road  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Shoemaker Limited Partnership  
HEARING: TUESDAY, APRIL 3, 1990 at 2:00 p.m.

Variance to allow existing 0 ft. setback in lieu of required 30 ft. setback and to allow 3 ft. setback in lieu of required 30 ft. setback; to allow 28.5 ft. setback in lieu of required 30 ft. setback; and to allow existing 29.5 ft. setback in lieu of required 30 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Shoemaker Limited Partnership  
Timothy D. A. Chriss, Esq.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

March 22, 1990

Dennis F. Rasmussen  
County Executive

Timothy D. Chriss, Esquire  
233 E. Redwood Street  
Baltimore, MD 21202

RE: Item No. 239, Case No. 90-383-A  
Petitioner: Shoemaker Limited Partnership  
Petition for Zoning Variance

Dear Mr. Chriss:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael S. Hoffberger  
Shoemaker Limited Partnership  
11 E. Chase Street  
Baltimore, MD 21202

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this 14th day of February, 1990.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Shoemaker Limited Partnership, et al

Petitioner's Attorney: Timothy D. Chriss

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: March 1, 1990

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Shoemaker Limited Partnership, Item 239

The Petitioner requests a Variance to allow an existing 0 ft. setback in lieu of the required 30 ft.; and to allow a 3 ft. setback in lieu of the required 30 ft.; and a 28.5 ft. setback in lieu of the required 30 ft.; and 29.5 ft. in lieu of 30 ft.

In reference to the Petitioner's requests, staff offers the following comments:

- The effort by the Petitioner to provide a superior design in terms of site layout and landscape treatment is commendable.
- The Petitioner shall submit a landscape plan to the Baltimore County landscape planner prior to the issuance of any building permit.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 0 5 1990

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

March 9, 1990

Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 229, 235, 236, 238, and 239.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lab

MAR 2 1 1990

Baltimore County  
Department of Permits & Licenses  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-3610  
Ted Zaleski, Jr.  
Director

FEBRUARY 7, 1990

Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: SHOEMAKER LIMITED PARTNERSHIP  
Location: 1406 AND 1408 SHOEMAKER ROAD  
Item No.: 239 Zoning Agenda: FEBRUARY 13, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved  
Planning Group  
Special Inspection Division

Fire Prevention Bureau

JK/KEK

FEB 12 1990

FEB 7 1990

772

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for February 13, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 229, 235, 238, and 239.

Robert W. Bowling  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

MAR 1 3 1990

# LANDSCAPE REQUIREMENTS:

1 Tree/12 Parking Spaces = 3.4 Trees  
 1 Tree/20' Road = 200/20 = 10 Trees  
 TOTAL REQUIRED = 113.4 TREES  
 TOTAL PROVIDED = 20 TREES

# PARKING CALCULATIONS:

Building #1406 - 2,371,000 S.F. Total Required - 20 Spaces  
 New Addition - 1 Space/Employee Total Required - 6 Spaces  
 8 Employees  
 Building #1408 - 1 Space/Employee Total Required - 5 Spaces  
 5 Employees  
 Total Required - 31 Spaces  
 Total Provided - 41 Spaces  
 Excess Provided - 10 Spaces

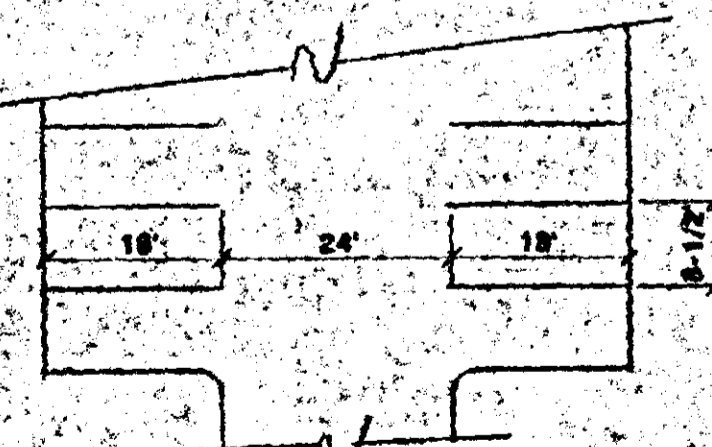
# LEGEND:

- Large Deciduous Trees
- Small Deciduous Trees
- Evergreen Trees
- Evergreen Shrubs

# DENSITY CALCULATIONS

F.A.R. ALLOWED - 2.0  
 F.A.R. PROPOSED - 0.38

OFFICE SPACE 2,000 S.F.  
 CONTRACTOR'S EQUIPMENT STORAGE AREA 4,000 S.F.  
 WAREHOUSE 10,328 S.F.

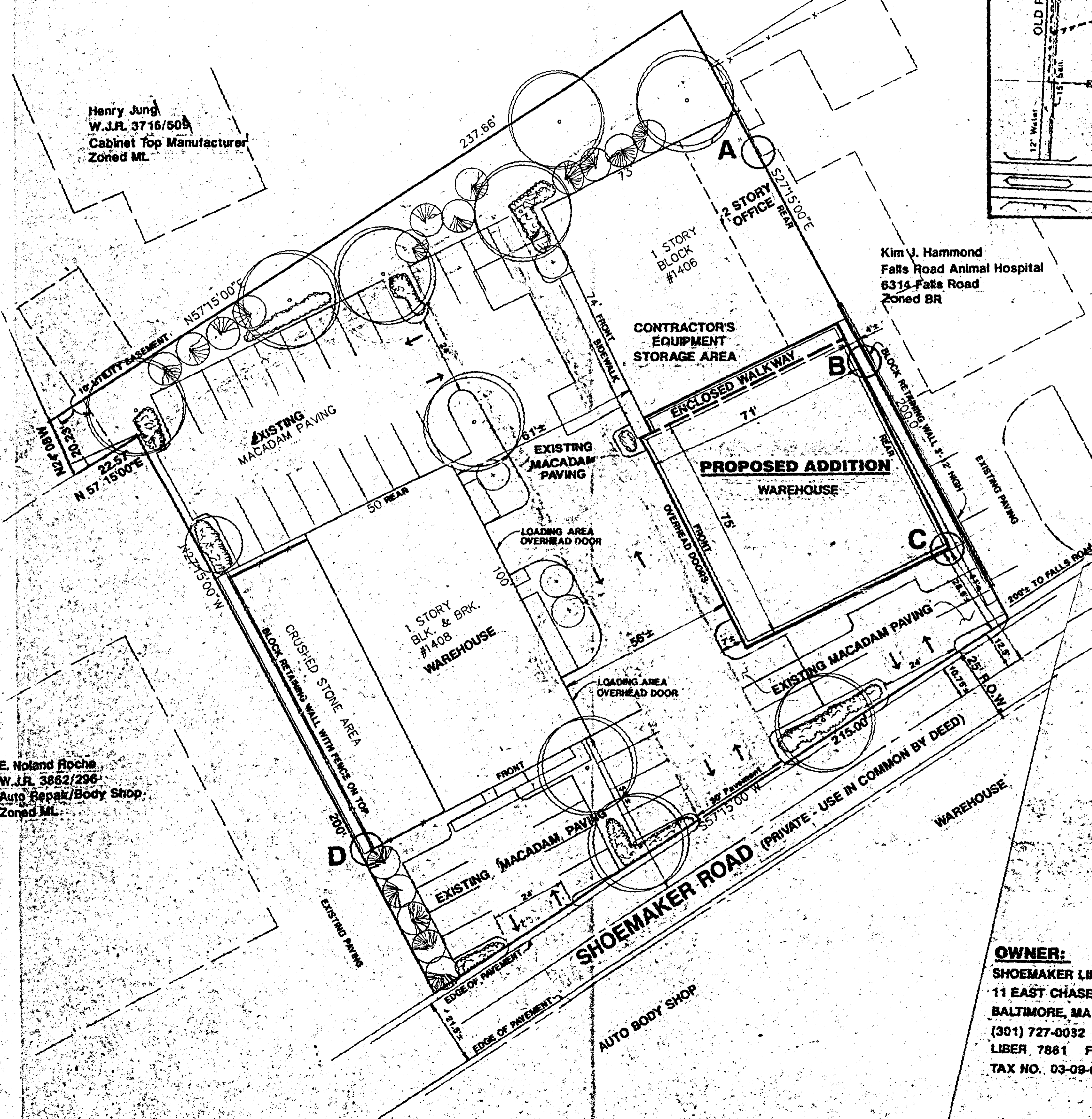


TYPICAL PARKING LAYOUT

SCALE: 1"=20'

Henry Jung  
 W.J.R. 3716/508  
 Cabinet Top Manufacturer  
 Zoned ML

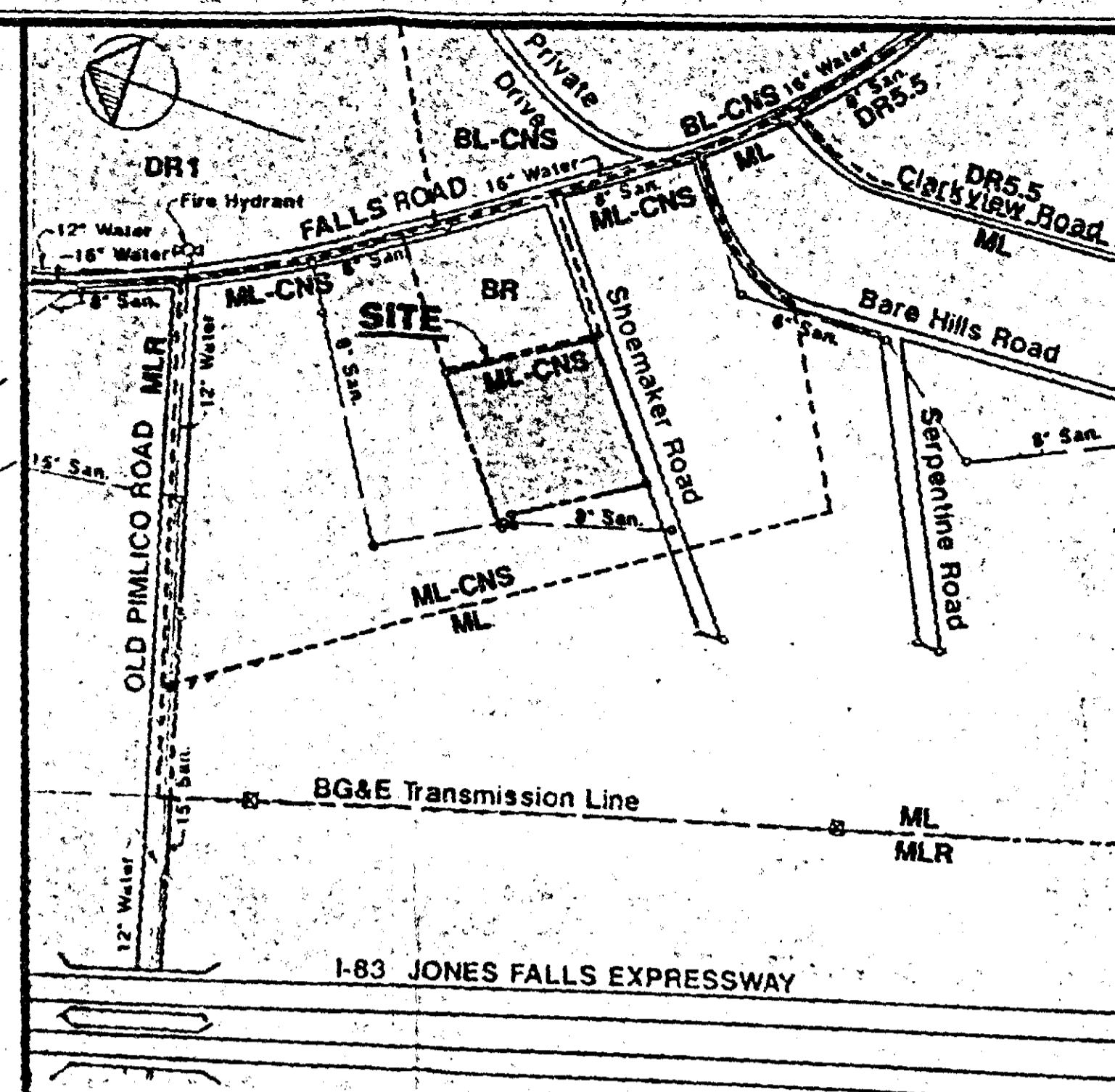
E. Noland Roche  
 W.J.R. 3882/296  
 Auto Repak/Body Shop  
 Zoned ML



**OWNER:**  
 SHOEMAKER LIMITED PARTNERSHIP  
 11 EAST CHASE STREET #2E  
 BALTIMORE, MARYLAND 21202  
 (301) 727-0032  
 LIBER 7861 FOLIO 777  
 TAX NO. 03-09-000029

# VICINITY MAP

SCALE: 1"=200'



# NOTES:

- Existing building used as contractor's equipment storage area (accessory to existing business) with some area of general office.
- Entire site is zoned ML-CNS
- Entire site is presently paved except area of crushed stone shown.
- Existing contours are to remain the same. There will be minimal regrading of the site.
- There are no storm drains on the site or in adjacent lots.
- Proposed addition be warehouse with maximum 6 employees
- Building addition to be 1 story.
- No freestanding signs on site.
- Total area of site - 47,794.5± S.F. or 1.097± AC.

**PETITIONER'S EXHIBIT 1**

**1406 SHOEMAKER ROAD**  
**BUILDING ADDITION**



**LPJ INC.**  
 CONSULTING ENGINEERS  
 • STRUCTURAL  
 • CIVIL  
 • SITE PLANNING

16 West 25th Street  
 Baltimore, Maryland 21218  
 (301) 366-7800

# SITE PLAN

TO ACCOMPANY  
**PETITION FOR VARIANCE REQUEST**

Model: 1"=20' project no. 14289  
 drawn: JNS drawing no. S-1  
 design: JSP  
 checked: JSP  
 date: 1/18/90 sheet 1 of 1

90-383-A



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
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February 16, 1990

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J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Shoemaker Limited Partnership  
Timothy D. A. Chriss, Esq.

Baltimore County  
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Office of Planning & Zoning  
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March 22, 1990

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Timothy D. Chriss, Esquire  
233 E. Redwood Street  
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RE: Item No. 239, Case No. 90-383-A  
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JAMES E. DYER  
Chairman  
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JED:jw

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Petitioner's Attorney: Timothy D. Chriss

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REVIEWER: [Signature] Noted and Approved  
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Fire Prevention Bureau

JK/KEK

FEB 12 1990

FEB 7 1990

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MAR 1 3 1990

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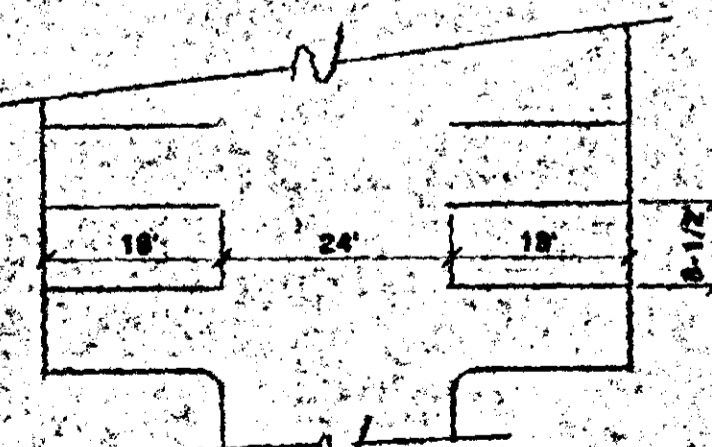
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TYPICAL PARKING LAYOUT

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 Zoned ML

E. Noland Roche  
 W.J.R. 3882/296  
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**OWNER:**  
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**1406 SHOEMAKER ROAD**  
**BUILDING ADDITION**



**LPJ INC.**  
 CONSULTING ENGINEERS  
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Census Tract 4036.02

3rd Election District

2nd Councilmanic District

90-383-A